



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

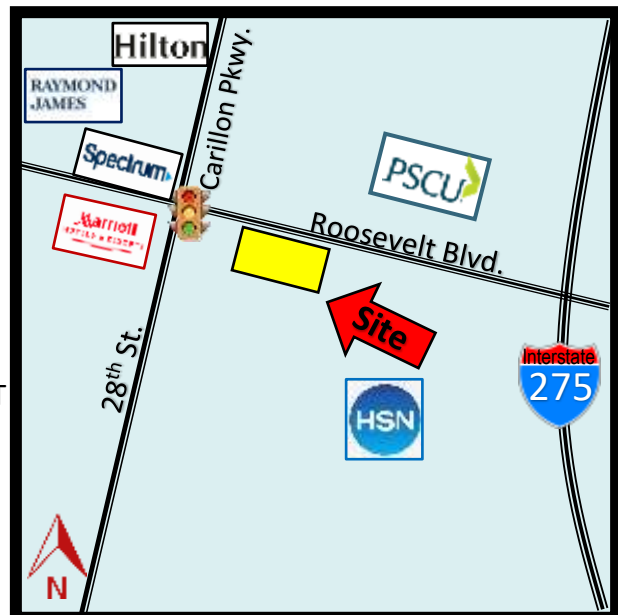
LO-1239-A

# HIGH PROFILE OFFICE SPACE FOR LEASE



**12450 ROOSEVELT BLVD. N**  
**ST. PETERSBURG, FL 33716**

- TRUE CLASS "A" OFFICE SPACE
- HIGH VISIBILITY LOCATION
- GATEWAY SUB MARKET
- PYLON SIGNAGE
- DIRECT ACCESS FROM ROOSEVELT BLVD.
- 58,500 AVERAGE ANNUAL DAILY TRAFFIC COUNT
- LOTS OF WINDOWS
- FLEXIBLE FLOORPLANS
- **LEASE RATE: \$29.50/SF FULL SERVICE**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



REVISED: 4/15/2024

**PROPERTY OVERVIEW**

LO-1239-A

**ADDRESS:** 12450 Roosevelt Blvd. N.  
St. Petersburg, FL 33716

**LOCATION:** Roosevelt Blvd. and corner of 28<sup>th</sup> St.  
also known as Carillon Pkwy.

**LAND AREA:** 217,177 SF (4.99 acres)  
**DIMENSIONS:** Irregular

**ZONING:** EC-1 Employment Center (City of St. Petersburg)  
**LAND USE:** IL – Industrial Limited (City of St. Petersburg)  
**FLOOD ZONE:** AE (Flood Insurance Required)

**IMPROVEMENTS:** 50,000 SF  
(34,272 Rentable SF Available)

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** 2007

**UTILITIES:** Electric – Duke Energy  
Water, Sewer & Trash – City of St. Petersburg

**PARKING:** 199 spaces (10 covered) (4/1,000)

**TAXES:** \$115,339 (2023)

**PRESENT USE:** Multi-Story Office Building

**PARCEL ID:** 11-30-16-16865-000-0010

**LEASE RATE:** \$29.50/SF FULL SERVICE

**TRAFFIC COUNT:** 58,500 Average Annual Daily Traffic Count

**NOTES:** Class “A” multi-story office building on a major thoroughfare in the Carillon/ Gateway area of St. Petersburg. Highly visible building with direct access from Roosevelt Blvd. Excellent finishes in an upscale building. Excellent pylon signage. Potential for building signage.

**KEY HOOK #** N/A

**ASSOCIATE:** Mark Klein & Steve Klein

**K&H SIGNAGE:** 4' x 6'

**LISTING CODE:** LO-1239(A)-3-13-27

**SHOWING INFORMATION:** Call listing agents to schedule an appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** 50,000 SF

**SPACE AVAILABLE:** 34,272 SF Total

**PARKING:** 4/1,000

**Suite#**

**Rentable SF**

**ESCALATION:** 5%

200 12,500 SF

**OCCUPANCY:** Immediate

300 3,784 SF

330 2,096 SF

340 3,192 SF

400 12,700 SF

can be combined

**OTHER CHARGES**

**LESSOR**

**LESSEE**

Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance	X	
Water	X	
Management	X	
Electric	X	
Janitorial	X	

**TERM:** 3 year Minimum

**SIGNAGE:** Pylon



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